

Steve Burke Dip Arch (Oxf'd) AABC
6 Claremont Avenue
Clitheroe
Lancashire
BB7 1JN
Tel 01200 426839
Mobile 07975 518 113
Email sbcald@googlemail.com



FAO Adam Birkett
Case Officer
The Planning Department
Ribble Valley Borough Council
Council Offices,
Church Walk,
CLITHEROE,
Lancashire,
BB7 2RA

Dear Adam Birkett

Re Application 3/2020/0219: Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). Resubmission of application 3/2019/0049.

The following comments are made in relation to this most recent planning application relating to the Duke of York (DoY) Grindleton for a change of use from Public House with Living Accommodation to Residential use. Earlier applications for the site, application refs: 3/2019/0049 and 0050, applied for the same permission plus three new build holiday let units and other mixed uses including office accommodation and a builder's yard. Those applications were refused.

The significant difference with this application is the omission of all previous development proposals other than the change of use from Public House with living accommodation to solely Residential use.

Having reviewed this revised application, it is considered that all of the reasons for the 2019 Refusal of Planning Permission, in relation to the Local Heritage Asset and Grade II Listed 'DoY' Public House, remain unchanged in the present application. None of the concerns set out in great detail by the Planning Officer in relation to the Grade II Listed building appear to have been addressed in this new application despite statements by the applicant's agent to the contrary. However, others are better qualified than I will be examining these issues and, other than the observations made here, these are not revisited in any detail in these comments.

The applicant's planning statement in support of this new application appears to be based solely on economic considerations. As important as these are, they should be accepted as only one of

issues requiring consideration. The application is silent on other equally important issues essential to inform any application which, in this location, requires an understanding of its historic context and the potential detrimental impact on this represented by this application. Earl Tostig Godwinson, The Domesday Book, The 'Grindletonian Dissenters, Flemish refugees, Pre-industrial revolution hand loom weavers, Victorian fruit growers and bee keepers, have all cast long and formative shadows across this village founded in Anglo-Saxon times. The historic significance of this village and the Duke of York - one of its principle Public and Historic Houses - should not be readily dismissed as is the case with this present application. Once this long-established use of the 'DoY' is lost, it cannot - and never will - be replaced as its historic and architectural significance will be permanently diminished. There are no actions or measures which could conceivably mitigate this loss.

The previous mixed-use redevelopment proposals for the site has been dropped - at least for the time being. The Local Planning Authority (LPA) must now consider something akin to one or other of the following recommendation to the Planning Committee:

- a. to support and encourage the maintenance of the existing historic use of the site and Listed Building by refusal of this latest application and in accordance with the LPA's established Core Strategy Policies and those of the National Planning Policy Framework, as set out in the relevant sections of the previous Refusal of Planning Permission.

or alternatively

- b. to recommending approval of the application and, in doing so, confine the Duke of York's history to the written word, the archaeologist's photos and local anecdote.

The Grindleton Pub Co. (GPC) has recently been formed by the local community to try and secure a continued future for the site and building as a Public House. This, along with the representations made by the Parish Council to the 2019 applications and the LPA's refusal of the same proposals for the DoY contained with those applications, confirm the extent of public and municipal support for the retention of the existing use.

The comparative market value of the property as a private residence versus that of a community enterprise will be a prime concern of the present, albeit recent, DoY's owner. As is often the case there may well be acrimony between, on the one hand, the present owners seeking approval for a dramatic change of use to realise a profit on their investment and, on the other, the community's desire to retain a significant community asset. As this is one which has been at the heart of the village for almost 170 years, these different perspectives will not be easily resolved.

This problem is further complicated by the fact that the DoY is not the only pub in the village not trading at the moment. The Buck Inn (BI), diagonally opposite the DoY, is also closed. Given the economic climate which prevailed, even prior to the current CV-19 outbreak, being unable to support two public houses, it is extremely unlikely that this will change once this outbreak is finally brought under control. However, that a single Public House could be viable post CV-19, based on the increasing development of 'community spirit' and the need for economic and employment regeneration in this rural area should equally not be discounted. Of the two pubs,

the DoY is Listed Grade II and thus *'a building of special national historic and/or architectural interest, warranting every effort to preserve it'*. It was also designated as an *'Asset of Community Value'* on September 3rd 2019, along with the BI. The award of this latter status - for both establishments - now forms *'a material consideration'* in terms of this latest Planning Application proposal for the DoY and the Village as a whole.

This most recent development, applicable to both Public Houses, could enable the LPA to broker some form of agreement between the applicant/owner of the DoY, the owner of the BI (it is noted that the agent for both properties is the same) and the local community. This would of course require the will to do so by the LPA - and all other interested parties. From the personal view of someone *'looking in from the outside'* one approach to resolve the present dilemma would be as follows:

1. The BI - in comparison with the DoY being less historically, architecturally, and visually significant than the DoY - to be granted Planning Permission for conversion to residential use.
2. The DoY retained as a Public House.
3. The DoY to be purchased from the present owners by the GPC. and run as a Public House, augmented by whatever appropriate alterations and additional uses, be approved and developed within the curtilage of the site and its listed building.
4. The BI, with the benefit of Private Residential Use, be purchased by the present owners of the Duke of York at the same/similar time as the sale of the DoY to the GPC

If the relevant parties could consider and implement such an approach, or similar, benefits for all concerned could ensue. These would have to be based on realistic economic strategies, planning pragmatism but - most importantly - an overarching recognition of the historic and communal significance of this building, in this location. Such a strategy would also require positive and imaginative participation by all parties but, if achieved, it would see the applicant investing in the community as well as in property - a potential sustainable *'win-win'* for all involved.

I cannot pretend that this would be an easily prepared or executed strategy but the potential economic and community benefits for all ought, at least, warrant the attempt to do so.

It is hoped that in some small way these observations may contribute to a viable and equitable resolution of the issues which this Planning Application is one part of.

Yours Sincerely
Steve Burke Dip. Arch (Oxf'd), Conservation Architect
6 Claremont Avenue
Clitheroe BB7 1 JN
sbcald@googlemail.com

30th March 2019

CC: Cllr. Keith Hutton, Chairperson, Grindleton Parish Council; Founder Member of The Grindleton Pub Co.
J Macholc, RVBC Planning Manager